

OAKVILLE PROJECT UPDATE

COMMUNITY PRESENTATION #3

MAY 7TH, 2020

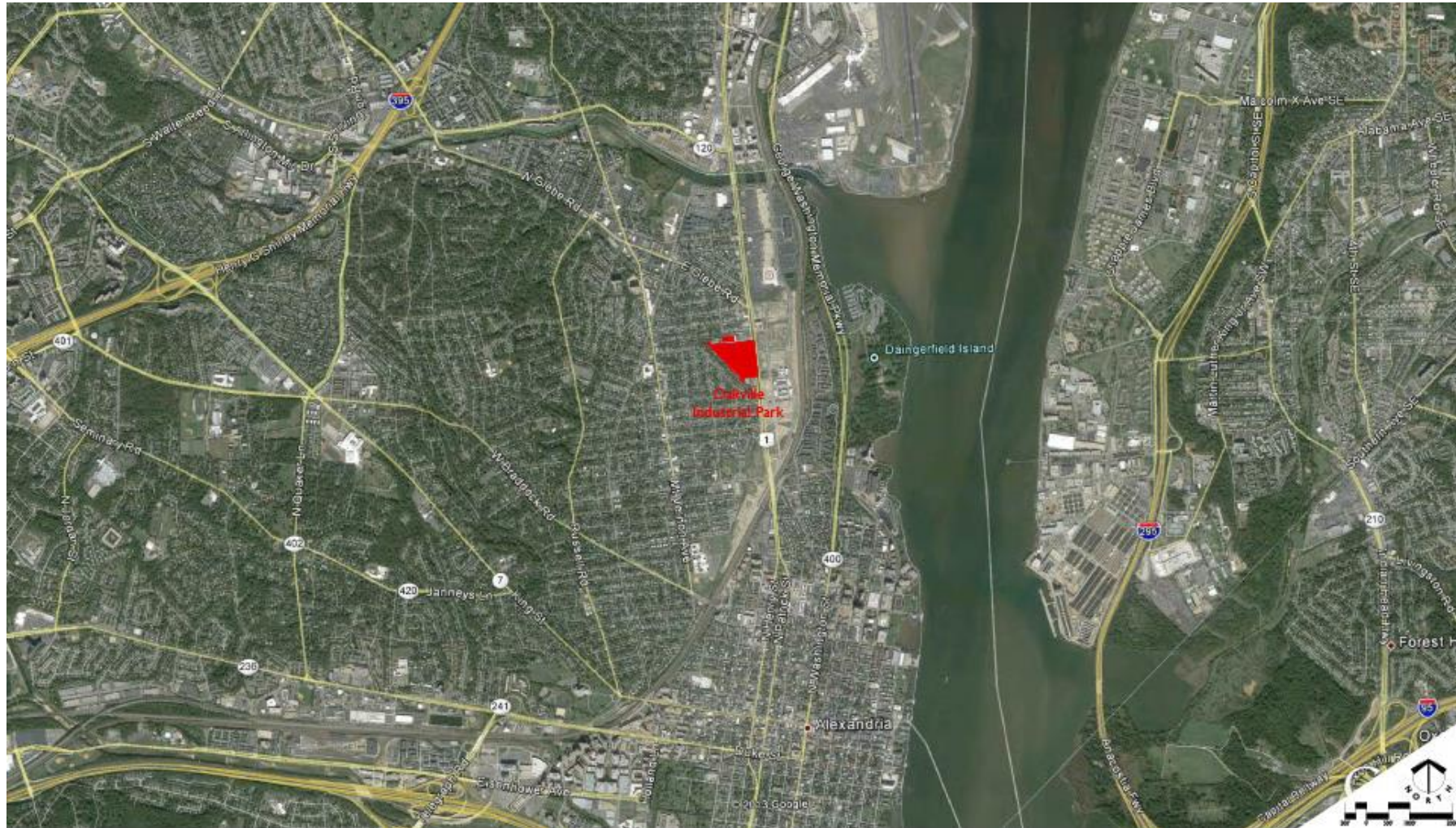
Community Meeting Process

Oakville Project Update
May 7th, 2020

- Stonebridge/Inova Overview Presentation
- Question and Answer Period
 - Please submit questions via the “chat” feature
- City requests feedback via the online feedback portal through May 21st

Area Aerial

Oakville Project Update
May 7th, 2020



Area Map – National Landing

Oakville Project Update
May 7th, 2020



Oakville Site

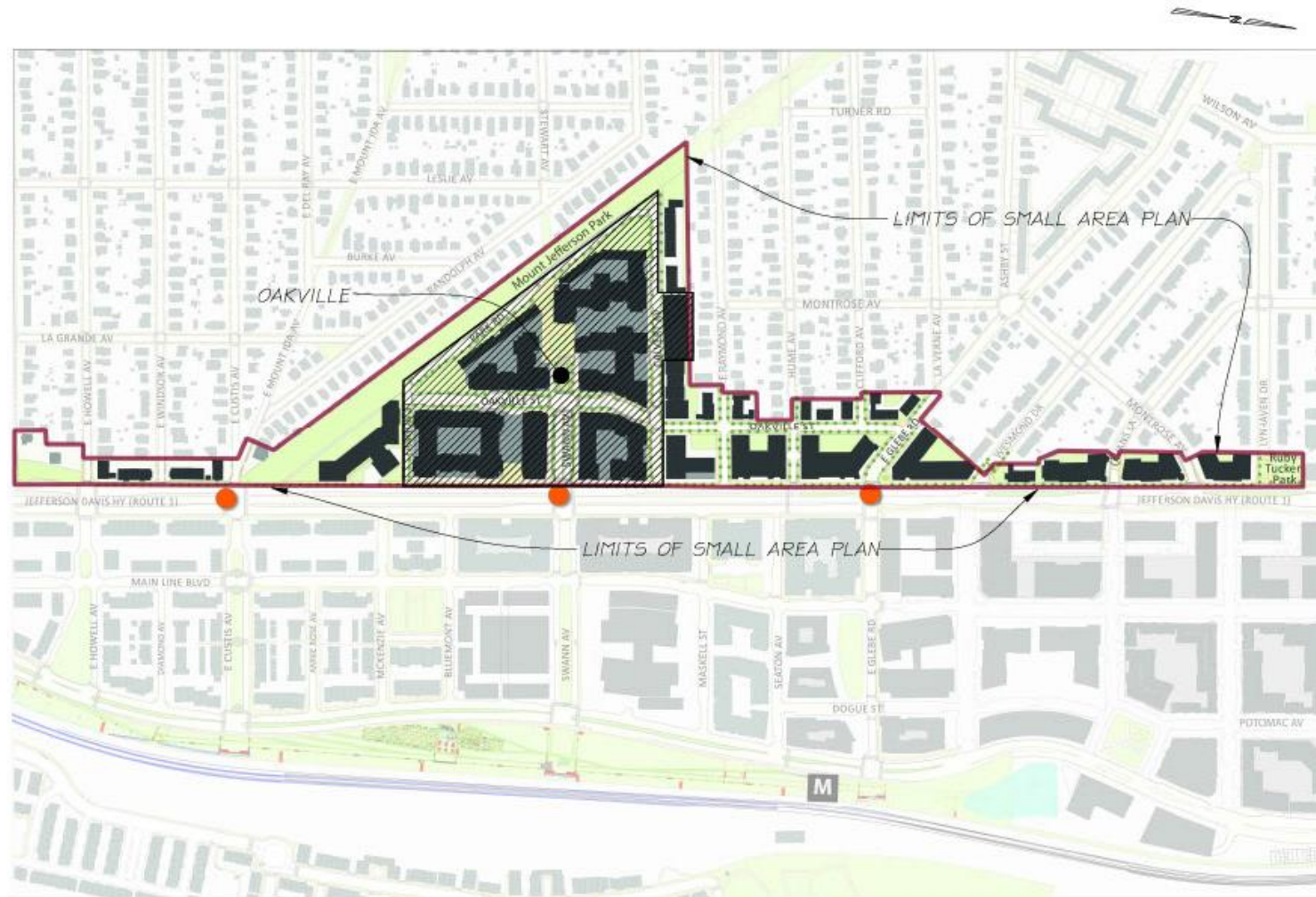
Oakville Project Update
May 7th, 2020



- Oakville Industrial Park
- 439,000 Square Feet
 - Approx. 13 Acres

Oakville Small Area Plan Limits

Oakville Project Update
May 7th, 2020



New Proposed General Concept Plan

Oakville Project Update
May 7th, 2020



STONEBRIDGE

New Proposed Draft Concept Illustrative Plan

Oakville Project Update
May 7th, 2020



OAKVILLE ALEXANDRIA, VA • OVERALL ILLUSTRATIVE CONCEPT PLAN
PN 2020038 | 03.11.2020 | STONEBRIDGE

STONEBRIDGE

New Oakville Concept Summary of Plan Changes

Oakville Project Update
May 7th, 2020

Existing / Proposed Zone:

CDD 24 in accordance with Oakville Triangle & Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines

Program Summary:

BLOCK	USE	APPROVED GROSS FLOOR AREA (SF)	PROPOSED GROSS FLOOR AREA (SF)
ALL	Retail	193,900	65,000
	Residential (MF/TH)	1,030,200	1,030,000
	Hotel	145,300	-
	HealthPlex	135,200	115,000
	Service / BOH / Loading	66,588	45,000
	<i>Subtotal</i>	<i>1,571,188</i>	<i>1,255,000</i>
	Garage (Above and Below Grade)	944,376	700,000
	TOTAL	2,515,564	1,955,000

Building Heights:

Building	Approved Heights	Proposed Heights
Block A	75' - 100'	75' - 100'
Block B	75' - 90'	85' - 100'
Block C	45' - 75'	45' - 75'
Block D	45' - 75'	45' - 75'

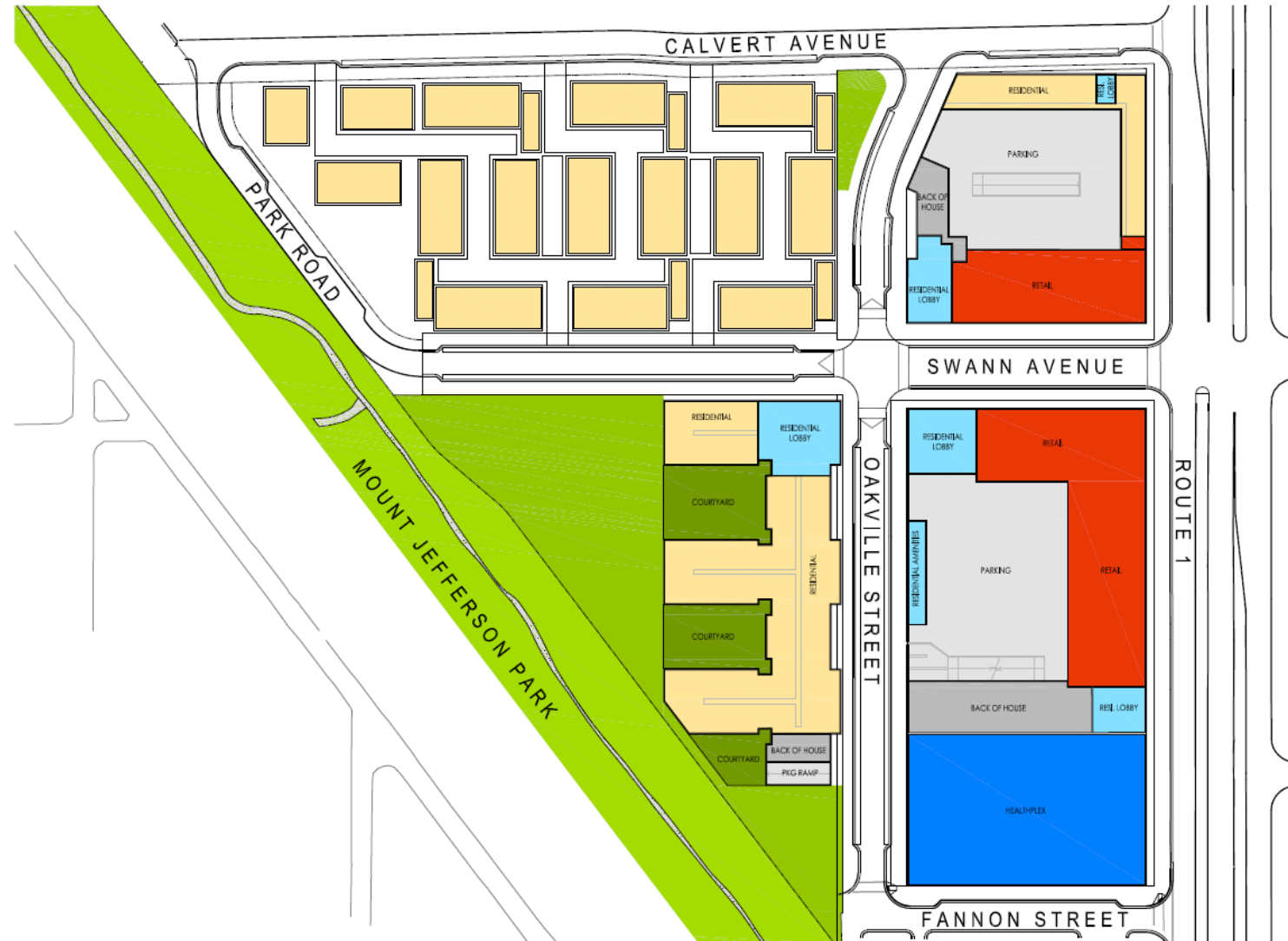
Comments from Community Presentation #2

Oakville Project Update
May 7th, 2020

- Over 60 views of the 2nd presentation
- 18 comments submitted by community members
- Common Themes:
 - HealthPlex
 - Retail
 - Open Space
 - Building Heights
 - Access
 - Traffic
 - Parking

Oakville Ground Floor Plan

Oakville Project Update
May 7th, 2020



- = Retail
- = Residential Lobbies
- = HealthPlex
- = Residential
- = Courtyard

Oakville Upper Level Plan

Oakville Project Update
May 7th, 2020



- = Retail
- = Residential Lobbies
- = HealthPlex
- = Residential
- = Courtyard

Mt. Jefferson Park Proposed Expansion

Oakville Project Update
May 7th, 2020



Preliminary Traffic Study Findings

Oakville Project Update
May 7th, 2020

- Proposed plan is forecasted to result in less traffic than the previously approved plan
 - Approximately 200 fewer trips during each peak period
 - Approximately 3,600 fewer trips daily
- Proposed plan will generally result in less impacts than the approved plan during both AM and PM peak hours.
- The circulation of vehicular and pedestrian traffic to and from the site would be greatly enhanced by a signalized full movement median break at Fannon Street. Further study underway to confirm a coordinated signal system results in minimal interruptions on Route 1 or BRT operations.
- The intersections of US 1 with Reed and Glebe have and will continue to have significant issues without the Oakville development. The reduced development will add approximately 200 – 250 trips (approximately 5% of total trips).
- Traffic Report should be available in July.

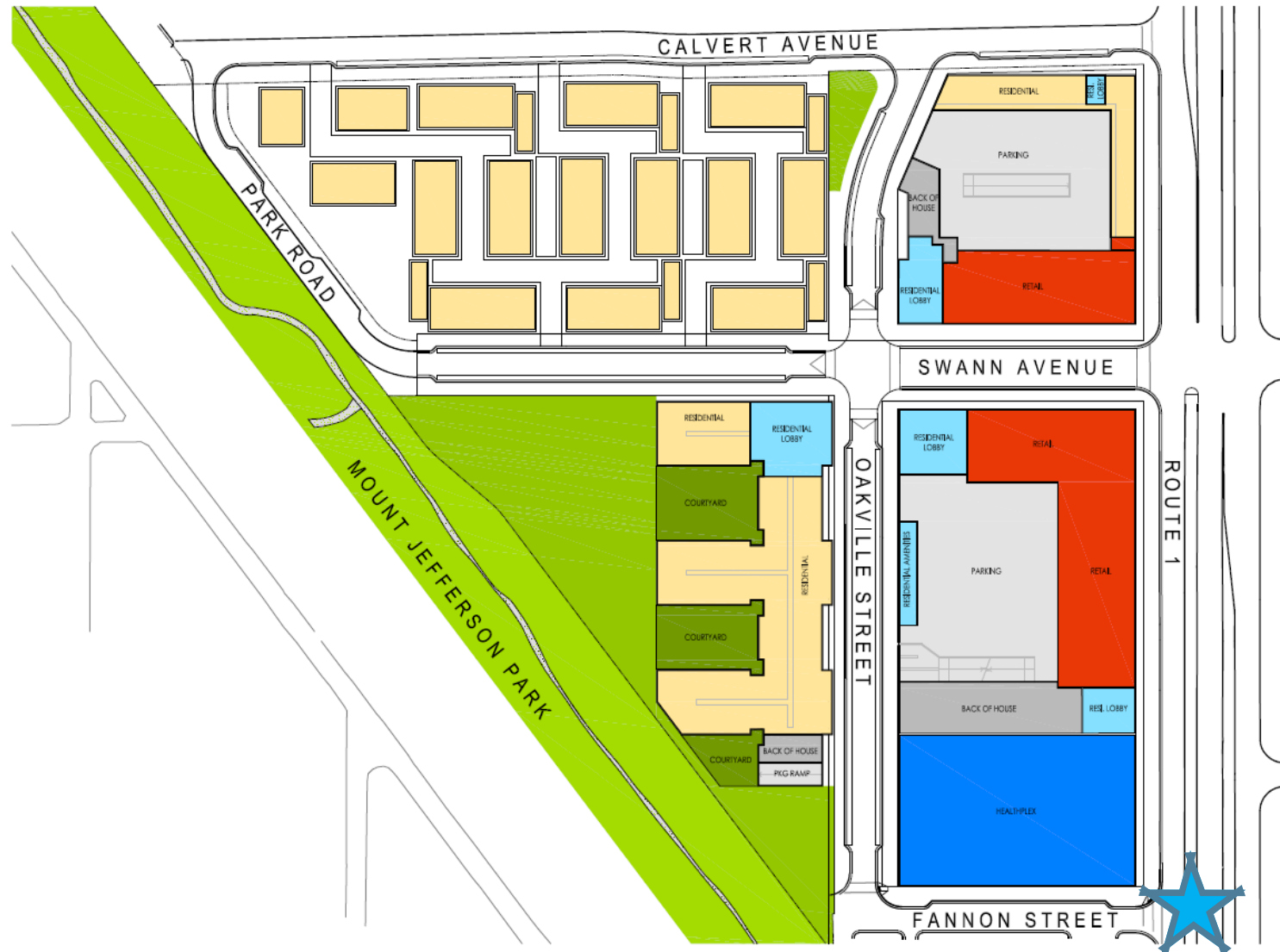
Fannon St. Intersection

Oakville Project Update
May 7th, 2020

- City is considering a new Fannon St. & Route 1 intersection:
 - Unique community use and function of HealthPlex
 - Long standing interest in pedestrian access from Potomac Yard

Fannon St. Intersection

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What is a HealthPlex?

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- Emergency Room
- Imaging
- Medical Office Space
- Multi-Specialty Surgery Center (could include)
 - Anesthesia
 - Gastro-Intestinal Surgery
 - General Surgery
 - Gynecology
 - Ophthalmology
 - Oral Surgeries
 - Orthopedics (including total joints: hip, knee shoulder)
 - Otolaryngology procedures (ENT)
 - Plastic Surgery
 - Podiatry
 - Urology

Oakville HealthPlex

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- Location:
 - Fannon St. & Route 1
- Patient Entrances:
 - Patient Drop-off & Pick-up on Fannon St.
 - Underground Garage
- Parking:
 - 375 Available Spaces – All Underground
- Serving:
 - Alexandria neighborhoods west of Route 1
 - Old Town
 - Potomac Yard
 - National Landing

HealthPlex Information and Data

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May 7th, 2020

- Emergency Room:
 - Ambulance Visits
 - Estimated at 4 – 5 visits per day based on projected patient volumes
 - Open 24-Hours
 - Busiest Hours are between 10am-10pm
- Surgery:
 - Estimated operating hours are between 6am-5pm M-F
- Physician Offices:
 - Primary Care and Other Specialty Physicians
 - Operating hours are generally 8am-5pm M-F

Oakville Preliminary Schedule

Oakville Project Update
May 7th, 2020

- Initial Community Process
 - March – May 2020
- Small Area Plan / Coordinated Development District (CDD) Filings with City
 - March 2020
- Development Special Use Permit (DSUP) Plan Filings with City
 - 2nd Quarter 2020
- Small Area Plan / Coordinated Development District (CDD) Hearings with City
 - November 2020
- Development Special Use Permit (DSUP) Hearings
 - 1st Quarter 2021
- Construction Commencement
 - Summer 2021
- Phased Opening of Project
 - 3rd & 4th Quarter 2023

Oakville Community Engagement Process

Oakville Project Update
May 7th, 2020

- March 26th
 - Initial Presentation
 - Overview of Conceptual Plan and Amendments to Approved Plan
- April 16th
 - Additional Design Materials and Address Community Feedback from March 26th Presentation
- May 7th
 - Summary of Project
 - Address Community Feedback

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- Questions and Community Feedback
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